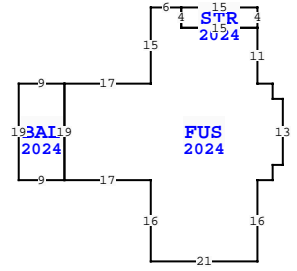
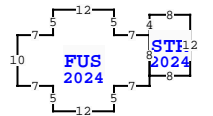
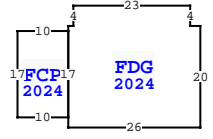
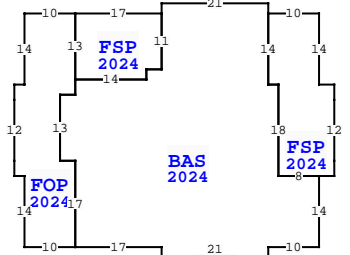


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 2024									Heated Area: 3608 HX Base Yr	



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2036.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	171	15	2024	26	12,372
BAS	1,832	100	2024	1,832	871,757
FCP	170	25	2024	42	19,986
FDG	612	60	2024	367	174,637
FOP	457	30	2024	137	65,191
FSP	215	40	2024	86	40,923
FSP	338	40	2024	135	64,240
FUS	380	100	2024	380	180,823
FUS	1,396	100	2024	1,396	664,287
STR	60	10	2024	6	2,855
TOTALS	5,822			4,436	2,110,871

** This building has 12 Sub-Areas
56 WALLAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			2,110,871	
TOTAL MARKET OB/XF VALUE			41,438	
TOTAL LAND VALUE - MARKET			500,000	
TOTAL MARKET VALUE			2,652,309	
SOH/AGL Deduction			0	
ASSESSED VALUE			2,652,309	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			2,652,309	
TOTAL JUST VALUE			2,652,309	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			2,552,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200596	NEW CONSTR	0	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/0788	9/30/2019	WD Q	Q	V	01	460,000

GRANTOR: CRANE ISLAND MODEL HO
GRANTEE: WINTER GREGG & ELLE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=0,0] E17 S2 E21 N2 E10 N14 W8 N18 W2 N14 N2 W21 S2 S11 W3 S2 W14 S3 W3 S13 E3 S17 \$	
FOP=[YR=2024;ORIG=0,0] W10 N14 W2 N3 N12 N3 E2 N14 E10 S13 S3 W3 S13 E3 S17 \$	
FSP=[YR=2024;ORIG=0,-46] E17 S11 W3 S2 W14 N13 \$	
FSP=[YR=2024;ORIG=38,-46] E10 S14 E3 S3 S12 S3 W3 W8 N18 W2 N14 \$	
UOP=[YR=2024;ORIG=18,2] S5 E19 N5 W19 \$	
FUS=[YR=2024;ORIG=40,34] W15 N4 W6 S15 W17 S19 E17 S16 E21 N16 E3 N3 E2 N13 W2 N3 W3 N11 \$	
STR=[YR=2024;ORIG=25,30] E15 S4 W15 N4 \$	
BAL=[YR=2024;ORIG=-7,45] E9 S19 W9 N19 \$	

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0825	BRICK	0	0	0	0	1,715.00	SF	12.50	12.50	100	2024	2023		100	21,438	
2	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		100	20,000	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							